



Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

ZONING FOCUS GROUP MEETING

Special Meeting

Friday, January 30, 2015 | 10:00 am

Council Chamber
Audrey P. Beck Municipal Building
4 South Eagleville Road

DRAFT Minutes

- I. **Call to order-** The meeting was called to order at 10:05 am. The following members of the PZC's Regulatory Review Committee were present: Rawn and Holt (arrived at 10:10 am). The following community representatives were present: Padick, Pelletier, and Hilding (from 10:20 am to 10:40 am). In addition, Painter, Kaufman, Hirsch (staff), Vince McDermott and Tim Baird (Milone and MacBroom) were present.
- II. **Minutes of January 13, 2015 meeting-** The minutes will be approved at the next meeting due to low attendance.
- III. **Review of suggested changes to Mansfield Zoning Regulations (Chapters 4-10)-** Suggested changes from chapters 4-10 were reviewed. Some of the key points of the discussion are detailed below.
 - **Chapter 4** (Goal 4.2.C) the group wanted to ensure that zoning in the Rural Residential Villages (RRV) did not impede energy efficiency. While the RRV zone is basically fully developed, modifications would allow for additions, redevelopment to be consistent with the character of the area. Also, it would make the lots in the RRV zone conforming.
 - **Chapter 5-** Most of the recommendations in this chapter appear to be non-regulatory except for requiring new developments to be pedestrian friendly, which would promote community health through fitness.
 - **Chapter 6-** While the PZC updated the zoning related to agriculture, recently, Eastern CT RC&D and RI DEM have published documents related to farm-friendly zoning. Milone and MacBroom will investigate these resources for guidance.

- **Chapter 7**-The group discussed affordable housing. Milone and MacBroom encouraged the group to proceed with caution when allowing “incentives” such as density bonuses. Density should not be increased if the land cannot support it. The group suggested perhaps allowing a development to go from 3 to 4 stories if there was affordable housing. Goal 7.4.A suggests updating the zoning to allow for co-housing and other alternative housing models. The group did not have an issue with this as long as the definition of a family was not changed.
- **Chapter 8**- The group was very much in favor of implementing zoning that would prevent sprawl along utility line extensions and to encourage redevelopment of existing multifamily residential properties.

IV. **Public Comment**- none

V. **Next steps and adjourn**- The group will meet again on Monday, February 23 and on March 9 at 2pm. Jennifer will inform the remainder of the group. The meeting adjourned at 12:30 pm.